### COON CREEK WATERSHED DISTRICT
### PERMIT REVIEW

**MEETING DATE:** August 27, 2012  
**AGENDA NUMBER:** 7  
**FILE NUMBER:** 12 - 069  
**ITEM:** Chick-Fil-A Coon Rapids

**RECOMMENDATION:** Approve with 3 Stipulation

**APPLICANT:** Jason Hill, Chick-Fil-A, 404-684-8350

**PURPOSE:** Existing building demolition, new structure and stormwater infrastructure construction.

**LOCATION:** 3590 River Rapids Drive, Coon Rapids, MN
APPLICABILITY:
   1. One or more cumulative acres of land disturbance.

EXHIBITS:
   1. Construction Plans (17 sheets) by HRGreen dated 7-27-12, received 8-15-12.
   2. Engineer’s Drainage Report by HRGreen dated 7-27-12, received 8-15-12.
   3. Geotechnical Engineering Report by Terracon dated 4-2-12, received 8-15-12.
   4. Stormwater Pollution Prevention Plan, not dated, received 8-15-12.

HISTORY & CONSIDERATIONS: This project has not been reviewed by the Board. This is a redevelopment of an existing commercial lot.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 54. The trend in land use for this drainage area is toward commercial. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage and retention.

Floodplain: There is no floodplain on the property according to FEMA. The District model predicts the 100-year elevation for the subwatershed at 858.8 feet. The total floodplain impact is zero acre-feet, within the flood/fringeway. Compensatory storage is not needed.

Groundwater: Surficial ground water is present between 858 and 860 feet. The site does include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations do meet the criteria for the City of Coon Rapids (3 ft above mottled soil elevation, 2 ft above 100-year).

Historic Sites: The proposed project does not include sites of historic or archeological significance.

Local Planning & Zoning: The proposed project is consistent with local planning and zoning. There is an approved local water plan.

Maintenance: The proposed project does not include a ditch maintenance easement or utility line crossings. The applicant has acknowledged they will enter into an operation and maintenance agreement with the District. Property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.

Soils & Erosion Control: Soils affected by the proposal are Hubbard. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are protected from sediment deposition. All wetlands, waterbodies, ponds, infiltration basins and water conveyance systems are protected from erosion and sedimentation. Project site is greater than 1 acre; an NPDES permit is required.
**Stormwater & Hydraulics:** The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. Stormwater leaving the site is discharged into a well defined receiving channel or pipe and routed to a public drainage system. Drainage sensitive uses do not exist downstream from the proposed site. The rate of post development runoff from the site does not exceed predevelopment rates, or rates which would interfere with sensitive downstream land uses.

**Water Quality:** Project does not include new impervious drainage areas greater than 1 acre. All discharges into wetlands are pretreated by a sediment basin/water quality pond and are designed correctly. The proposal will not detrimentally affect the existing water quality of the receiving water. The proposal will not cause extreme fluctuations of water levels or temperature changes.

**Wildlife:** The proposed project does not include endangered & threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas, wildlife travel corridors. No substantial adverse alteration or significant detrimental impact on a species food supply, security or reproductive cycle or the alteration or removal of a plant species will occur.

**Wildlife:** Wetlands do not exist on-site according to the NWI, Soil Survey. Staff has visited the site.

The Project proposes no wetland impacts.

**Escrows:** Escrows have not been paid.

**Performance Escrow:** $1500 + (2 acre *200/acre) = $1,900.00

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<th>ISSUES/CONCERNS</th>
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<td>Escrows: Escrows have not been paid.</td>
<td><strong>Performance Escrow:</strong> $1500 + (2 acre *200/acre) = $1,900.00</td>
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<td>Maintenance: The applicant has acknowledged that they will enter into an O&amp;M agreement with the District.</td>
<td>An O&amp;M agreement must be executed with the District prior to issuance of a CCWD Permit.</td>
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<td>Stormwater &amp; Hydraulics: The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. A post construction test on the infiltration basin will be required to verify the assumed infiltration rates are obtained.</td>
<td>The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.</td>
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**CONCLUSIONS:** This project does meet District standards. Performance Escrows and Maintenance and Stormwater & Hydraulics items must be submitted prior to issuance of a Permit.

**RECOMMENDATION:** Approve with 3 Stipulations:

**Stipulations:**
1. Receipt of escrows.
2. An O&M agreement must be executed with the District prior to issuance of a CCWD Permit.
3. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.